

**CITY OF REDMOND
DESIGN REVIEW BOARD**

August 6, 2015

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: David Scott Meade, Joe Palmquist, Craig Krueger, Kevin Sutton

EXCUSED ABSENCE: Mike Nichols, Scott Waggoner

STAFF PRESENT: Ben Sticka, Planner; Sarah Vanags, Planner; Steve Fischer, Manager

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Chair David Scott Meade at 7:03 p.m.

APPROVAL

LAND-2015-01278, Microsoft Café 36 Addition

Description: Proposed action will include a 6,000 SF addition that will be placed over top of the concrete patio currently used for seating and serving the café. Other work will include the general interior renovation of the existing 10,000 SF café.

Location: 16255 NE 36th Way

Architect: Chris Egnatz *with* MG2

Staff Contact: Benjamin Sticka, (425)556-2470 or bsticka@redmond.gov

Mr. Sticka said that this was a remodel of an existing 10,000 square foot café with a 6,000 square foot addition. The materials proposed would match the existing structure. No changes are being proposed to the existing landscaping, onsite circulation, or parking.

Architect Chris Egnatz spoke on behalf of the applicant. Currently, this area is a patio. There will be no new earthwork on the campus, and no adding of impervious surface. The use will remain the same. The existing stormwater drainage would be used, no trees would be removed, and no landscaping removed or added. The current café on the site would not gain any additional traffic based on this proposal. The primary use of the café will remain with the building occupants. The building is currently slightly over-parked, and the parking will remain sufficient after the expansion.

The aesthetics for the addition involve maximizing the view of the forest beyond the building by using additional fenestration. The façade has been articulated horizontally and vertically to break up the massing. The materials to be used would match the current materials, which would include metal paneling, poured form concrete, and anodized glass mullions. The site adjoins three other sites which are not developed and there are no public views of this site. However, the addition is considerably lower than the adjacent five-story building and is well within the vertical setback requirements. A small amount of metal paneling will be used to obscure the exhaust fan on the building.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Sutton:

- Asked if the poured form concrete would be the base of the project. The applicant said that was indeed the case, and noted that the building would be a steel structure with a small band of metal panel across the top.
- Mr. Sutton said the project was fine, though he noted that it would have been good to see more colors in the renderings.

Mr. Palmquist:

- Said the project was straightforward and that it looked great.

Mr. Krueger:

- Said the design worked well on the site. Mr. Krueger said the vertical and horizontal modulation looked good and it appeared to be a good spot to dine.

Mr. Meade:

- Agreed with Mr. Sutton that there should be more coloring in the renderings, but said the DRB would be fine with this project in that it matched the existing building.
- Mr. Meade said the project would be concealed and private, and asked for a motion.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. SUTTON TO APPROVE LAND-2015-01278, MICROSOFT CAFÉ 36 ADDITION WITH THE STANDARD PRESENTATION AND INCONSISTENCIES CONDITIONS. MOTION APPROVED (4-0).

APPROVAL

LAND-2015-01315, Red Robin

Description: Exterior improvements to include: removing/replacement of damaged siding, removal/replacement of existing exterior light fixtures, and removal/replacement of damaged fabric awning with metal seam and roof to match existing building. The interior slope includes dining area improvements, which include: minor interior demolition, new half-height partition walls, finishes, furniture, lighting and décor.

Location: 2390 148th Ave NE

Applicant: Kendahl Fulkerson *with* Ware Malcomb

Staff Contact: Benjamin Sticka, (425)556-2470 or bsticka@redmond.gov

Mr. Sticka said this Red Robin is in the Overlake area, and this would be a remodel of an existing restaurant. The remodel would involve removing some siding, repainting, adding some lighting, adding a new metal awning, and some interior work to the restaurant. No changes would be made to the existing landscaping, onsite circulation, or parking.

Architect Kendahl Fulkerson spoke on behalf of the applicant. She said a lot of existing siding on the building is damaged, so the entire building will be re-sided with a steel siding that looks like wood. New colors would be used, which are a national brand standard. A few small awnings would be removed and some of the dated gooseneck lighting fixtures would be replaced with LED wall-mounted fixtures.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about the metal siding. The applicant said it was a steel material with a coating on it to make it look like cedar. Mr. Krueger asked if the material was flat or if it had some texture to it. The applicant said the damaged awning on one side would be replaced with a metal seam awning to match the awning on the other side of the building.
- Mr. Krueger asked about the gray color that would be added and where it would be. The applicant said the new branding is a bit more modern. The red color is used at the entrance to make it pop a bit more. The gray color is used near the garbage canisters. The applicant noted where the different colors would be used throughout the project.

- Mr. Krueger said he did not have any issues with the project.

Mr. Palmquist:

- Said the project looked okay. Mr. Palmquist asked about the awnings that would be removed. The applicant said the idea was to modernize the look of the building but keep the basic color scheme and design.
- Mr. Palmquist confirmed that other than the awning that would be replaced with a metal awning and the one adjacent to it, the rest of the awnings would come off the building. The applicant said this would match with the look of other Red Robin buildings in western Washington.

Mr. Sutton:

- Said he had no issues with the project.

Mr. Meade:

- Said he did not have any issues with the project. Mr. Meade liked the color scheme and asked for a motion.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2015-01315, RED ROBIN, WITH THE STANDARD PRESENTATION AND INCONSISTENCIES CONDITIONS. MOTION APPROVED (4-0).

PRE-APPLICATION

LAND-2015-01414, Hotel Redmond Town Center

Description: A boutique hotel with approximately 160 rooms, consisting of 7 floors with a ground floor lobby, restaurant and 4,000 SF meeting space. Building area is approximately 173,000 SF including the parking.

Location: 7210 164th Ave NE

Contact: Peter Janoff with DRA Advisors, LLC

Applicant: Bob Mannon with LodgeWorks Partners, L.P.

Contact: Peter Janoff with DRA Advisors, LLC

Staff Contact: Sarah Vanags, (425)556-2426 or svanags@redmond.gov

Ms. Vanags noted that this was the first meeting on this project. It is in the Redmond Town Center at the previous site of the Claim Jumper restaurant. The applicant has brought an updated set of plans to share with the DRB.

Roger Brown with LK Architecture out of Wichita, Kansas presented on behalf of the applicant. He works on hotels nationally. Bob Mannon from LodgeWorks introduced himself as part of the applicant team as well. Mr. Brown continued with the presentation and noted that the project bordered 164th and Bear Creek Parkway. There is no access to the site off of either of those streets. The east elevation has a parkway which is part of the Town Center, which leaves just the north elevation to handle the building entry, the service drives, the garage entrance, and any connectivity to the site. There is a ground floor lobby space that opens up to the park on the east. There is a transparent floor plan on all sides. The garage is on the second floor. Next to the garage are two bays which are indoor service bays. A slip lane is along the north side of the project, which is where hotel guests would check in. The garage is sandwiched between the lobby and upper floors. The ramps are at each end of the floor plates. The upper floors are arranged in a U-shape with a lot of undulation in the exterior façade to add modulation.

The intent is to hide the cars in the project and bring the façade over the garage. The garage itself will have adequate, natural ventilation. The window openings would be high enough such that car headlights would not be visible from below. The façade undulates with the size of the rooms. Glass garage doors would be used, and they would only be opaque at the service bays. Otherwise, those doors would be clear and could be opened up to the outside. The hope is open up this facility as much as possible to the ground level to encourage pedestrian activity. There is an overhang of about 20 feet on the first floor and this will be used as an outdoor patio space. This space would open up to the Town Center project and would connect to the bar and eating area in the interior. Natural wood products would be used on the façade to warm up the colors.

The large meeting room spaces would have glass from floor to ceiling. A pool and an exercise room on the left of the building also engage the exterior wall and street beyond. The Town Center project is bringing natural stone into its piers and columns, and the applicant is proposing using a similar look on the façade facing Bear Creek Parkway. The south façade would have a trellis over the cars such that they would not be as visible for guests looking down from above. The ramp area has a lot of glass to allow light penetration as much as possible. Steel and wood connections would be used in the detailing. Wood soffits would be used on the overhang, and these would be accented with lighting at night.

The plan is built around four corners with four stacked rooms that have balconies. The balconies provide a relief of shadow on the building exterior. Floor to ceiling glass is used on these corner rooms, which are the largest ones in the hotel. The applicant said on nice days, the glass walls would be opened up. The building would fit well within the scale of the surrounding buildings and the hotel's U-shape breaks down the height of the façade along Bear Creek Parkway. The applicant does not want this to look like a corporate office building, so the materials and modulation break up the façade significantly. Much focus has been given to articulate the roof parapet line. Stone, glass doors, and horizontal ribbed metal panel would be used to highlight the pedestrian-friendly environment. Wood would be used on the overhangs as much as possible. The four corner balconies would have wood underneath them to create a nice view for pedestrians below.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Sutton:

- Said he liked the general direction of the project. Mr. Sutton would like to see colors applied to the building and see where they would be applied in key areas.
- Mr. Sutton said the non-roof concept over the garage was unusual, but it appears to work. Water drainage could be a concern. He said the project looked good and he looked forward to seeing more details.

Mr. Palmquist:

- Said the project was off to a good start. Mr. Palmquist said the massing worked well. He liked the north elevation and how the ramps were tucked off to the side.
- Mr. Palmquist said he was not sure if he agreed with the parking levels being so much like the design above them. He liked the vertical elements that go through the six floors above, which break the building up from the horizontally-oriented offices next to it.
- The applicant said he did not want the building to look like a layer cake. He said he was focused on creating a strong base for the project and a crown element at the top to play up the height of it. The vertical elements terminate in a feature at the roof. The idea behind the garage design would be to reduce the amount of visibility of car headlights.
- Mr. Palmquist suggested that the treatment for the windows which are not as close to the major columns could look slightly different and perhaps could be not in the same plane.
- Mr. Meade said this project was in capable hands. Mr. Meade did not have any problems with the way the design celebrated the openings, but suggested a screen or mesh to some of the windows to suggest a different function.
- Mr. Meade said when the rooms are illuminated the garage would be lit differently. The garage would be visible in a different way from below. The applicant said introducing a lot of grill work would mean making the openings on the garage larger to deal with ventilation. Mr. Meade said the grill work would not need to be substantial.
- Mr. Palmquist would like to see more details in the color scheme. Because the garage is above the project, he would like to see a night rendering for the project. He would like to see what type of lighting would be used for the garage.
- In general, Mr. Palmquist liked the design and the massing as presented.

Mr. Krueger:

- Said the project looked awesome and said it would look dramatic along Bear Creek Parkway. Mr. Krueger liked how the parking was covered and how it extended to the south. He said the modulation and the tower elements looked great. The design appears to highlight the good views from the site. He liked the walkway on the east side and the glass on the ramp on the west side by the entry drive.
- Mr. Krueger said he looked forward to seeing the colors and materials that would be used for the project. He said it looked great.

Mr. Meade:

- Said this was a brilliant start to the project. Mr. Meade said the massing looked excellent and the case study images were rich. He would like to see more details on the materials at the next meeting and also how landscaping would be used on the project.
- Mr. Meade said the project was beautiful and off to a great start. The applicant said he appreciated the comments from the DRB and said it was exciting to have LK Architecture working in Redmond. The applicant said this will be a high end hotel and a good fit for the City.
- Mr. Meade said he appreciated the investment the applicant was making in Redmond and said this was a perfect place for a hotel. He said the location will have great views of the area. He said the project might be ready for an approval at the next meeting. He said more details, especially about landscaping, would be important at the next meeting.
- The applicant said there would not be a lot of landscaping on the site, as it was being built right up to the lot lines. Ms. Vanags said staff would be helping the applicant find options for landscaping. Mr. Meade said pots or hanging baskets could be good suggestions.

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 7:45 P.M. MOTION APPROVED (4-0).

December 3, 2015
MINUTES APPROVED ON


RECORDING SECRETARY